

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION MEETING

Tuesday, August 08, 2023 at 4:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

The meeting was called to order at 4:02 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Ben Mosley

Mary Dufina

Lee Finkel

Staff: Erin Evashevski, Dennis Dombroski

III. Pledge of Allegiance

IV. Approval of Minutes

a. July 11, 2023 Minutes

Motion by to approve as written.

Motion made by Finkel, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

V. Adoption of Agenda

Motion to approve as written.

Motion made by Martin, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

VI. Correspondence

None

VII. Staff Report

a. HDC Meeting Summary

Finkel summarized the August 8th HDC meeting

b. REU Update

Allan Burt stated the sales have been 32.75 out of 40 . There are 2 small commercial, 3.25 commercial, and 2 boardinghouse REU's.

Next year:

We have estimated 18.025 out of 20 allowed

Harbour View 7th Street project needs 13.5 REU's.

There is no letter from the Grand for an agreement for the boardinghouse project so the REU's cannot be issued until he has that.

Burt stated that at today's board meeting the DPW approved 6 REU's to be set aside from general pool for: 2 for the school and 4 for next phase of Forest Way Townhomes.

c. Site Plan Review Amendment

Myers shared the amended site plan review that was adopted by council on June 14, 2023. The amendment added sections to clarify the demolition process and site plan review and application process. In addition it addresses freight transport, materials and vehicle storage, and dumpsters removed before frost law. The start and stop time for construction is also requested so it will be on record.

VIII. Committee Reports

Master Plan review committee met August 7th. The Committee went over questions to place on survey, reviewed the Use map and existing land use map and how to revise together. The Committee voted to set a town hall meeting August 31st at 5:30 PM. The next meeting is September 11th at 4:00 PM.

Dufina provided a Study Committee update. Past Perfect is going to make a few fixes on the map which will be disseminated by Metz after being reviewed by the Study Committee. There was a discussion of the narrative report and a couple of

minor changes were made. The next meeting is August 21st at noon. The public hearing will be 60 days after the report is disseminated.

IX. Old Business

a. Grand Hotel - Facade Restoration Update

Gene Hopkins provided a status report on the progress of phase I on the facade. Hopkins showed a video showing the evolution of the hotel and what they picked out to include. The video showed the changes from when first built to their future vision. There were able to complete this past winter: shingles on east end, completed whole 300 level siding and were only able to restore two columns. Hopkins stated the goal is to do 14 more columns this winter. The flag poles on the east side end were all restored. About 30 coats of paint were removed and awning were put on.

Phase 2 this coming winter:

The 300 level windows on the west end are to be replaced, along with the eyebrow and siding. The doors and windows under cupola are to be replaced and 14 more columns restored. There are 39 columns in total. The lower lobby windows will be restored or replaced. On east side going back in to the facade at the porch and ceiling of porch, and restore the siding, existing windows, Juliet balconies, and ceiling. The deck will be last.

Within the month all phase 2 documents will go to Dombroski and be ready to go November 1.

b. R123-014-036 Hammons New Home

Application was tabled for HOA approval. That has been received. Myers stated the height has been added. Motion to approve

Motion made by Finkel, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

X. New Business

a. Zoning Permit Application Site Plan Review Checklist Review/Amend

Pereny is to update the checklist to coincide with recent changes and submit for review in the September meeting.

Motion made by Myers, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

b. R323-007-051 Hoban Hill-Nephew New Building

James Murray stated that the owner is Hoban Hill LLC., not Nephew and Chippewa as shown on the Agenda. There is one owner for all three properties.

There was much discussion on approving as if it were already condominiumized. Dombroski stated he likes looking at separately as if it were condominiumized. If you don't take into account lot density at this point then you might have to have some variances. The architect has calculated density based on the drawings submitted. Murray stated they are asking for approval subject to REU availability. When reviewing with Dombroski they appear to comply with requirements for condominium such as road width and emergency access. Myers confirmed that the parcels will be combined and then condominiumized. Pettit asked if we approve building B, where does the garbage go since the garbage storage is shown on a different parcel. The density shown on site plan meets the boardinghouse density maximums. Evashevski stated she was comfortable reviewing as if it was condominiumized. Myers stated it should be noted in the approval that the trash will be stored as shown on the entire project site plan. Myers stated that per section 20.04, question 16, the start date and estimated construction duration need to be provided in writing. Porter stated they would like to excavate in the fall of 2023 and place the modules in May and then work on the interior. Completion is expected by August of 2024, subject to REU's. Porter stated she expected to take occupancy by spring of 2025. Myers read a section of the ordinance aloud and stated that in regards to question 14, freight hauling and motor vehicles, she wanted to make sure Porter understood that if they cannot place in spring due to frost laws, they will have to wait until fall. Porter stated she understood. Myers read aloud the next question in the ordinance and stated her concern that the construction materials will be stored out by the road, like the current project has for two years. Porter stated they are using a different construction method partly because of this problem. Porter does not want her employees to living in a messy construction environment either. Martin asked where the materials will be stored. Porter stated back by the building. Murray pointed out the vehicles are permitted later in this building area. Dombroski predicted the modules would probably have to be placed by March to avoid frost laws. Murray stated they will have approximately two weeks in the later part of May. The applicant is aware of the risk of not being able to set. Myers asked how many units the building is. Murray stated 4 or 6. Porter suggested that Dickinson homes may be answer the questions on motor vehicles needed. Myers stated that the purpose of the new questions in the site plan are to provide an overall view of the construction that will be taking place in the spring. Dufina stated that all of these answers need to be in written form. Myers and Straus questioned how they will do buildings A and C after B and D. Myers asked when they might be building A and C. Murray stated possibly a year or two after the Nephew building is done. Myers asked if either B or D will be occupied year round. Porter stated that B will be used in the winter on first floor only. Dufina again was wondering about the trash storage. Porter believes it will be easier to pick up at one location. Occupants and the manager will bring the trash to the dumpsters. Dufina asked how the trash will be screened. Porter stated that hasn't been determined. Porter confirmed that the commission would like to see a detailed plan for the garbage area. Dufina stated bike parking also needs to be shown. Section 20.04 c,11, states the requirements for the garbage area. Evashevski stated that under our ordinance, each condominium lot has to have its own garbage storage area. Evashevski stated that at a minimum the trash must be available at least on the 2nd building. Evashevski stated that until the area has been condominiumized it

would need to be reviewed as separate lots. Murray suggested approving contingent on the area being condominiumized. Porter stated that she could do temporary areas for B and A and C and D. Then after combined, change it as shown on the presented site plan. Pettit suggested just storing in the basement and then pull out on garbage day. Myers stated in general she is ok with this project but wants to make sure the nitty gritty is reviewed legally. The trash issue will have to be addressed in any sort of Motion. The other questions must be addressed in writing. Martin questioned a notation on the plans, which were lights. Straus asked if they had considered an outside storage area to charge ebikes. Benser and Porter agreed that is a good idea. Mosley confirmed that the building will be sprinkled. Porter confirmed what needed to be submitted; trash drawings and answers to questions 14-16 in writing. Motion to approve application R323-007-051, the Nephew building (building B) contingent on a trash temporary plan, questions 14-16 in Site Plan Review under 20.04, C, addressed in writing, and an ebike charging station added to the site plan.

Motion made by Myers, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

c. R323-007-052 Hoban Hill-Chippewa New Building

Straus stated the same issues would apply to this building. Myers asked about occupancy in the winter. Brian Bailey stated it will be winterized but not sure if people will be there in the winter. Motion to approve R323-007-052, Chippewa building D, contingent on a temporary trash storage depicted and as per Section 20.04, C, questions 14-16 answered in writing, and an ebike charging station added to the site plan.

Motion made by Myers, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

d. R423-065-054 Bazinau Variance for a Shed

Alex Bazinau stated he wants to set an existing building on his property and he needs a variance. The shed is 8.5' from neighbor building. Dombroski stated the new shed is larger than the existing. The building is there but not set, which came from Smi's house. In lieu of tearing down, Dombroski allowed Bazinau to move it from Smi's. The shed is 3' off the fence instead of 5' and doesn't meet the 20' to principal building on Gough property. Dombroski is thinking that was meant for houses, but the barn is the primary building on the neighboring lot. Pettit confirmed that the neighbor is an existing non-conforming lot. Myers asked what the variance on the side is. 1.5' variance is required on each side and variance for neighbor building is 11.5'. But Dombroski noted the principal building is non-conforming. The neighboring lot owner submitted a letter of no objection for the project. Motion to give favorable recommendation to the Zoning Board of Appeals for the shed based on the existing foundation, the other building is a non-conforming barn, and the agreement with adjoining property owner. The side yard variance 1.5 feet, back yard 1.5, and neighboring lot variance is 11.5'.

Motion made by Martin, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

e. HB23-007-055 Stonecliffe New Mercantile Building

Kevin Doyle presented a site plan for a new mercantile building between the bbq pavilion and the bike shelter. Doyle showed the elevations of the proposed building which is a green building with brown roof that matches maintenance shed on the property. Straus commented on the fact that he would like to send the project for architectural review. Doyle stated he sent it to Neumann and he gave it a cursory initial ok. Martin asked about the doors. Mosley asked about the siding which is engineered wood. Doyle confirmed it is not batten. It will be an amish building. Doyle would like to do the foundation in September or October. Sean O'Boyle will do the concrete slab and the amish finish the rest. Straus asked if the maintenance building was very visible and Doyle stated it was not. Martin asked what the bike shelter looks like. Doyle presented a photo. Martin confirmed it would be a green building between two white buildings. Mosley asked if there will be any signage but Doyle wasn't sure; maybe a small sign on the front elevation. Mosley asked about lighting which Doyle pointed out on the plan. Dufina asked if the barn look was the idea. Doyle stated yes. Doyle stated he would get a written answer to questions 14-16 from the Site Plan Review section in the Ordinance. Myers asked about vehicles and Doyle stated he did not anticipate asking for any vehicles. Myers asked if a bathroom was required for a store. Dombroski stated it must be close by and accessible. Doyle pointed out the two existing accessible restrooms by the breezeway. The front of the building will face toward the circle. There will be heavy tree landscaping. Dombroski clarified where the fire lane is. Myers stated that they moved the road to accommodate the building, so that new road will need to be submitted for approval as well. Doyle stated the new turning radius still works for the fire truck. Myers asked if bike parking is required. It was determined the bike pavilion is enough. Straus stated he would like something in writing from Neumann, and also, the Ordinance questions answered in writing. Myers asked if Straus was concerned with the color. Straus stated that is not under their purview. Straus does not want it to detract from the main building. Myers asked if there were any other modifications on the site plan. Doyle stated they will be coming back next month to a modification to the roof. Pettit stated that propane tanks need to be added to the site plan. Motion to approve the building and the alteration to site plan as presented contingent on favorable review from Neumann and written answers to questions 14-16 in Section 20.04, C.

Motion made by Myers, Seconded by Pettit.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

XI. Public Comment

None

XII. Adjournment

Motion by Martin, second by Mosley to adjourn 5:57. All in favor. Motion carries.